

SELLS UNFINISHED DRIVE APARTMENT

Campagna Turns House Over to Buyer Who Is Captivated by Unusual Plans.

Anthony Campagna has sold to an unidentified investor the five story apartment house which he and his brothers, Michael and Armino Campagna, are building at Riverside Drive and 158th street on a plot covering seven and one-quarter lots and having a frontage of 153 feet on the drive. The structure has only reached the third story, but the purchaser is said to have been so fascinated by the plans that he paid almost \$200,000 in cash for the property without even troubling himself with the technical details of the plans and specifications.

In the center of the house there will be an Italian garden covering an area of nearly 4,000 square feet opening on Riverside Drive through an entrance nineteen feet wide. Every apartment will have a view of the garden, thereby assuring each a maximum of air and sunshine. This feature in the design was conceived by Mr. Campagna himself, and was developed by George F. Peckham, Jr., architect. The Harris Exchange negotiated the sale. Davis, Symmes & Schreiber acted as attorneys for Mr. Campagna, and the purchaser was represented by Lind & Pfeiffer.

Mr. Campagna's work as a builder on the upper West Side is evident in a number of his multifamily structures. With Paterno Brothers he is now erecting two other large houses on the upper drive. He will also break ground in a few days at 230 West Seventy-fifth street for a nine story apartment building to the one adjoining, recently completed and fully tenanted.

Lease West Shore Hotel.
Joseph P. Day and Henry Van Twyn-leen have leased the West Shore Hotel property at the southwest corner of Eleventh avenue and Forty-second street, 424,34, for ten years to Samuel Wald at an aggregate rental of \$175,000.

Builders Add to Site for Flat.
Through Sharp & Co., McCormor Brothers, prominent West Side builders, have bought from Mrs. Emma Bender and Mrs. Miller the three story and basement dwelling at 209 West Seventy-fifth street, 18,9,10. The purchasers

NEW YORK CITY
America's Largest Summer Resort
LEADING HOTELS

Direction of Edmund H. Chatillon

The Langdon
2 East 56th St.
A few desirable suites will be available for full occupancy.
Furnished or Unfurnished.
To sublet for the summer.
2 Rooms and Bath.
3 Rooms and Bath.
Restaurant a la Carte.

The Cambridge
60 West 68th St.
New Apartment Hotel
Attractive Suites of
2 and 3 rooms and bath
Now leasing for immediate or Fall
Furnished or Unfurnished.
High class restaurant a la Carte.
Desirable Doctor Suite on ground floor.

MARINE ROOM
HOTEL BOSSERT, Brooklyn
MONTAQUE-HICKS-RENNETT STREETS
NOW OPEN FOR THE SEASON
Dining and Dancing in the Open Air, 8 P. M. to Closing.
The Manhattan Hotel, 14th Street to the right, to
Hicks Street, then south to Hotel. Drayage to Hotel.
Complete Protection from the Weather.
Burton P. White, Proprietor. F. D. Ray, Jr., Manager.

The Touraine
9-11 EAST 39TH STREET
NEW YORK CITY
An apartment Hotel catering to patrons who desire exclusive surroundings for a desirable furnished apartments by the year or shorter period.
RESTAURANT A LA CARTE
A. R. SMITH, Prop.
Formerly of the St. Regis.

MONTICELLO
35-37 WEST 64TH ST.
Between Broadway and Central Park.
ALL ROOMS WITH BATH & SHOWERS
ROOMS Use of bath, \$2, \$2.50 Day
LARGE Private Bath, \$1-\$3 Day
2 ROOMS Private Bath, \$4-\$5 Day
SUITE Private Bath, \$6-\$7 Day
PARLOR & 2 Private Bath, \$8-\$9 Day
BEDROOMS Use of bath, \$1-\$2 Day
Phone Columbia-1200. J. A. JEPSON.

Hotel Martha Washington
30 East 30th Street
Near 5th Avenue
Newly Decorated Throughout.
Women Exclusively.
Attractive Restaurant.
Rooms \$14 per week and upward.

Great Northern Hotel
118 West 57th Street
109 to 121 West 56th St.
Rooms and Apartments for transient or permanent guests.
Prices reasonable.
Great Northern Restaurant.
Highest Class. Phone Circle 1900.

Hotel ABERDEEN
"The Home Hotel"
17-19-21 West 32d St.
Bet. 5th Avenue and Broadway, New York.
CONVENIENT TO ALL TRANSPORTATION LINES.
TRICAL AND SHOPPING DISTRICT.
MODERATE RATES.
People go where they obtain most value for their money.
HOTEL OREANS
100 WEST 10TH ST.
1-3 ROOMS
Delightfully located. Very inviting rates.

KNOTT HOMES
"SERVICE WITH ECONOMY."
The Irving, Gramercy Park Hotel, Hotel Le Marquis, 4th Ave. & 31st St.
HOTEL MANHATTAN SQUARE, 50 W. 7th St.
Read on another page for further information.

already own two adjoining houses and plan in the near future to erect on the combined site a nine story apartment house. The property is east of West End avenue.

Mrs. E. H. Joseph Sells Home.
Mrs. Edward Hamilton Hough sold to John W. Castles, Jr., her house at 150 East Fifty-fifth street. The property is part of the colony on East Fifty-fifth street between Lexington and Third avenues, wherein Mrs. Oliver Harriman, Mrs. Foxhall Keene, Mrs. Harry Duran, Mrs. Drury McMillan and others live. The house was held at \$90,000. Pease & Elliman were the brokers. Peter Grimm represented the seller.

First Sale Since 1841.
Joseph L. Battensweiler purchased from Louis W. Colquitt and others at 114 West Fourteenth street, 20,10, a four story business building. This is the first sale in eighty years and has not changed hands in that time. Mr. Battensweiler owns 100 feet on Thirtieth street adjoining, thereby giving him an outlet on Fourteenth street.

Other Multifamily House Deals.
The five story apartment house at the northeast corner of Wadsworth avenue and 191st street, 50,101, is to be taken over by the newly formed 367 Wadsworth Avenue, Inc., organized by Myron Sulzberger, attorney, with C. and S. Rosenthal and J. Kline as directors. Annie Vogel is the owner of record.
Ernest T. Bower sold for the Columbia Trust Company, as trustees, the two five story tenements with stores, 135 and 151 Ridge street, 100,100; also 164 Atorney street, abutting, a five story tenement, 25,100. The property is assessed for taxation at \$134,090.
Jacob Klein and Sol Simon sold for the Citizens Savings Bank 313 Stanton street, a five story tenement, 24,875.
I. V. Cohen Company purchased from the estate of Marie Marshall the two five story apartment houses at 265 and 247 West 123d street, 75,100, held at \$80,000.

Peter Grimm sold to Dr. Jonathan C. Day, 30 E. 12th St., the five story tenement, 27,8,11, at 129 West Ninety-fourth street.

Plan 12 Story Midtown Building.
Plans have been filed for a twelve story office building, 41,8,3,3,3, at 114 and 116 East Twenty-fifth street, for the Homelock Company. R. H. Allmro, architect, estimates the cost at \$100,000.

Business Property Sales.
Charles S. Manos purchased from Nikitka P. Economou the five story loft building at 223 and 231 Park row, extending through to 65 and 43 New Bowery. It fronts 50.3 feet on Park

row and 33.10 feet on New Bowery. W. S. A. & S. Katzstein, attorneys, represented the purchaser and M. & S. Meyers acted for the sellers.
H. and M. Schneider and L. R. Miller are directors of the 140 West Twenty-third Street Realty Corporation, which is to take over the property at No. 136 from Benjamin B. McAlpin as trustee. It is a five story building, 43,63,8,8, between Sixth and Seventh avenues.

Mrs. Hamilton P. Keen Says Home.
Mrs. Hamilton P. Keen is the buyer of the five story American basement building at 10 East Thirty-eighth street, between Madison and Park avenues, reported sold yesterday by Pease & Elliman for Mrs. D. B. Van Emburgh. Folson Bros. represented the seller. The house was held at \$100,000.

In the Dwelling Market.
The H. R. T. Realty Corporation sold to the A. B. Operating Company 44 West Thirty-eighth street, a four story dwelling, 20,100,5.
The 575 Lexington Avenue Corporation, formed by L. J. Apfel as attorney and with P. Adam, L. Kirschner and C. McManis as directors, is to take over the three story dwelling at the northeast corner of Lexington avenue and Fifty-first street, 18,11,67.

Art Gallery Leases on Fifth Ave.
Peter Grimm leased for the Cruikshank Company the second floor in 749 Fifth avenue, southeast corner of Fifty-eighth street, to be occupied by the Galleria Intime, Inc., designed to provide a permanent gallery for the work of American artists.
Ex-Gov. Smith Leases at Sea Gate.
William P. Rae Company has rented to Ex-Gov. Alfred E. Smith the Long Beach residence on the corner of Beach Fifty-eighth street, Sea Gate, to Patrick McGovern, a contractor, the Grudke Hoffman villa on Atlantic Ocean Boulevard, Sea Gate, to the Mrs. Ray Vernon house at Atlantic Ocean Boulevard, Sea Gate, to the Whitehead residence in Neptune avenue; to Mary Parker Smith the Leona villa at Maple Avenue, Sea Gate, to the Whitehead residence in Neptune avenue; to the Frank Williams, for the season, as an addition to his hotel.

BIG BRONX FLAT ON THE CONCOURSE IN DEAL
To build new girls school.

Trading in Northern Borough Shows Improvement.
Byrne & Bowman sold for the Merit Holding Corporation, Paul Gomborg president, the five and one-half story apartment house, 10,10,10, irregular, at 2023 Grand Boulevard and Concourse, northeast corner of Bush street. The property rents for about \$29,000 a year and was held at \$225,000.

Armstrong Bros. sold the Willows, a five story, 120,000, house at 2500 Marlon avenue, northeast corner of 1952 street, for Mrs. Mary Popkin.
Harry Cahn purchased through George J. Janus from Joseph Perina the two story dwelling at 11st street, between Jackson and Forest avenues.
A. C. Trotta sold for Arthur Bell 2818 Carpenter avenue, a two family farm dwelling, 27,210.

Laumstein Hermann sold 761 North Oak Drive, a private dwelling.
P. William Egert sold for E. V. Bauer three lots on the north side of Bursing avenue, 50 feet east of Dooney avenue, to Susan Abt.
H. J. Radin sold for Mrs. Arnold to Joseph Broszof a plot with a frontage of 75 feet on the west side of Third avenue, 50 feet north of 12th street, to Schwab & Co. sold for M. Finestone a two family dwelling at 1381 Yale avenue to S. Daniels.

LEASE IN NEW BRIDGE ZONE.
Frank R. Houghton, Inc., leased to J. Arthur Fischer for forty-two years four five story apartment houses, 80,8,7,5, at 354 to 370 West Fifty-eighth street, southeast corner of Ninth avenue. The lessee will make extensive improvements. The lessor, Adele Kneeland, was represented by Henry L. Bogert, attorney, and lessee by Baker & Overmeier. The property is opposite the approach to the proposed new Hudson River Bridge, which will be on Ninth avenue between Fifty-seventh and Fifty-eighth streets.

RESIDENTIAL LEASES.
Houghton Company leased for Nellie Taylor Hensdale the five story, thirty-nine foot dwelling at 223 West Eighty-third street, adjoining south corner of Riverside Drive to Harriet Teasdale for five years.
Harris, Vought & Co. leased an apartment in 423 Park avenue to Gen. Lincoln C. Andrews, chief executive officer of The Great Eastern Corporation, also apartments in 165 East Fifty-fifth street to Harry L. Burrage; in 27 East Fifty-second street to Clinton Mackenzie; also for Pease & Elliman in 148 East Forty-ninth street to Miss Paula B. Leglie.
Payson M. Merrill Company have leased apartments in 140 West Fifty-fifth street, between Madison and Park avenues, to Mrs. Stephen, Caroline Van H. Bean and Mrs. Edward P. Wyman; in 67 West Fifty-third street to June Walker; in 53 East Eighty-fifth street, between Madison and Park avenues, to Mrs. Moore; and in 19 East Fifty-sixth street to Mrs. Elizabeth A. Underhill.

BROOKLYN DEALS REPORTED.
Melter Builders, Inc., sold 1655 and 1665 Nostrand avenue, two three story, three family dwellings, 40,100. This completes the resale of seven houses recently purchased.
Plans have been filed for the erection of a theatre, on plot 130,134, at Bedford avenue and Lincoln place, built by Levy Brothers, who built the Bedford, Ridgewood, Fifth Avenue and Boro Park Theatres. The structure will be devoted to vaudeville and moving pictures, but will contain a stage big enough to accommodate large productions. It will cost about \$750,000 and will have a seating capacity of 8,000. Thomas W. Lamb is the architect.
Samuel Galitza sold for A. O. Ulanowicz a two story, two family detached two family house with double garage, 27,100, at 833 East Thirtieth street.
A Realty Association sold a two story and attic dwelling with garage at 4904 Sixth avenue, between sixty-eighth and Sixty-ninth streets, to Dr. H. Eaton; for Bertha Steinfield, on Cedar avenue, to Louis Haft; for Samuel I. Zaret, on B. 24th street, to M. Scherer.
At Edgemont, L. J. for Schurmanacher & Levy, on B. 27th street, to Holland; for E. W. Stellas, on B. 29th street, to Clarence Hoffstadt; for Morris Hirschhorn, on B. 35th street, to D. Goldstein; for Louis Rosenthal and Construction Company, on B. 32d street, to B. Minner; for Max Lehrer, on B. 30th street, to Max Shapiro; for Lorraine Leibel and Construction Company, on B. 32d street, to Joseph Baumann.

QUEENS BOROUGH MARKET.
Lewis H. May Company leased the following cottages: At Par Rockaway, L. I., for Benjamin R. Lamm, on Central avenue, to Herman Schrader; for Susan, Fisher, corner Central avenue and William street, to Dr. H. Eaton; for Bertha Steinfield, on Cedar avenue, to Louis Haft; for Samuel I. Zaret, on B. 24th street, to M. Scherer.
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ALTMAN'S RESTAURANT, 340 E. 17th St.
CHICKEN, STEAK, BEEF, WAFFLES TO-NIGHT.

NEW YORK LIFE LEASES SPACE ON WORTH ST.
Will Put Span Over Catherine Lane—Other Rentals.

Thomas J. O'Reilly leased for the Mercantile Realty Company the four upper floors in 115-117 Worth street to the New York Life Insurance Company at a gross rental of \$20,000. The New York Life Insurance Company will erect a bridge connecting the upper floor of the premises at 115-117 Worth street to the fifth floor of the New York Life Building. This space is to be used as additional office space.
Brown, Wheelock Company, Inc., leased for the New York Trust Company the ground floor in 52 Broadway, the old quarters of the Equitable Trust Company, now merged with the New York Trust Company, to the United Clear Stores Company of America at an approximate rental of \$100,000.
Shaw, Rockwell & Sanford leased for Jacob Maurer 130 East 129th street, a two story building, 20,100, to Gottlieb Leach Company.

William G. MacLean, Inc., leased for Leo Hoffman the building at 10 West Twenty-first street to Samuel Newman at an approximate rental of \$110,000.
Henry Shapiro & Co. leased the two southernly stores in 2255 Broadway, southwest corner Eighty-first street, to R. Brown for twenty-one years at an aggregate rental of \$30,000.
Frederick Fox & Co., Inc., leased to Louis Greenstein, clothing, the fourth floor in 749 Broadway.

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